

Expectations for the Treatment of Historic Structures in a Dimensional Special Permit-Historic Preservation Project

Any applicant considering a project making use of the Dimensional Special Permit - Historic Preservation Zoning Bylaw (7.9) should enter into the project with the following expectations regarding the historic structure(s) under consideration:

1. A primary goal of the Andover Preservation Commission (APC) and the Massachusetts Historical Commission (MHC) is to save historic houses, and as such, **the removal of original and/or historic material must be avoided**. Historic elements of the structure which contain hazardous material are an exception, with a strong preference to mitigation strategies which leave the historic elements intact and in place. Elements of the structure that are deteriorated beyond reasonable restoration/repair will be evaluated on a case by case basis by the APC. If said elements are deemed beyond repair, they are to be replaced with replicas of the originals to be made of the same materials and of the same design. These expectations are consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties (link below).

2. The Commission is aware that **some 'rehabilitation' of a historic structure may be necessary**, particularly on the interior. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." There will be an emphasis on avoiding the removal of historic materials, elements and distinctive features while undergoing the rehabilitation.

3. **The APC will want to carefully review your proposed plans**, whether on the original site or on a new lot. In cases where there will be additions/expansions to the historic house, the Commission's review will be guided by the following:

- Is the new construction compatible in design, style, scale and materials with the historic structure;
- Does the historic structure 'read' as a historic structure;
- Is the massing of the addition appropriate (i.e. does the new addition overwhelm the historic structure);
- Does the proposal conform to formal considerations (i.e.: does the manner in which the new additions are joined to the historic structure have historical precedent?).

For more information on best practices and technical advice on the rehabilitation of historic properties, visit the *Secretary of the Interior's Standards for Rehabilitation*:

<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

Andover Preservation Commission

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